

MOBILE**1540 Jubilee WD****ACTIVE****LP: \$159,000**

Exterior Front

Area: Sherwood Park
Community: Jubilee Landing
Mobile Hm Park: Jubilee Landing
Style: Single Wide Mobile Home
Make/Model: Ridgewood 632
Serial #: 90-09032
Linc #: M222209884
Owner Interest: Private

Listing ID#: E3434723
Postal Code: T8H 1V8
Zone: Zone 25
Year Built: 1996
CSA #: 20469
Lease Rate: \$ 555
Exclusion: N
Restrictions: AGE, PETS
SRR: N
Disc:



Keybox to the right on Fence. 50+ Community. Call Team Oosterveld 587-269-3333 for showings. All measurements to be confirmed by purchaser.

AMAZING LOT... BACKING ONTO LAKE... One of a kind property with a 32 X 10 3 SEASON SUNROOM ADDITION with Large Skylights giving over 300 sq ft of sunlight filled living space. Sunroom has an awesome WOOD STOVE creating such a peaceful relaxing environment. The home shows very well with its 3 bedrooms 2 bath OPEN CONCEPT FLOOR PLAN WITH LARGE LIVING ROOM AND WELL-DESIGNED KITCHEN. Newer Laminate Flooring installed. The property has always been loved and cared for over the years. The Ensuite is great with a real Jacuzzi tub. This property could be the best bang for buck in the whole park. You also get an OVERSIZED SHOP in the back that has DOUBLE DOORS, POWER, SKYLIGHTS, WORK BENCHES AND LARGE STORAGE ROOM. Attached Oversize Single Garage is fantastic and beside that is a large parking pad as well!!! The South Facing Back Yard already has a beautiful garden, back patio and a wall of outside shelving.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Flr Area (M/SF):	124.49	1,340.01	Living Room:	M
Baths:	0	0	0	1	0	0	Master Bedrm:		M	Dining Room:	
Ensuite Bath:		0	0	1	0	0	Bedroom 2:		M	Kitchen:	M
Total Bdrms:	3						Bedroom 3:		M	Family Room:	
Add Rooms:							Bedroom 4:			Den:	
Other Rooms:	Laundry Room		Sun Room								

Fireplace:
Heating Type: Forced Air-1
Construction: Modular
Features: See Remarks

Fireplace Type:
Foundation: Block
Flooring: Carpet, Laminate Flooring, Linoleum
Roof Type: Asphalt Shingles
Exterior: Vinyl
Parking: Over Sized, Shop, Single Garage Attached

Goods Incl: Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

Front Exposure: North
Tax Amount:
Tax Year:
Goods Exclud:

Site Infl: Corner, Fenced, Flat Site, Fruit Trees/Shrubs, Gated Community, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Warranty:
HOA:

Brochure: <https://www.youtube.com/watch?v=GXWtCXHeGOE>

Virtual Tour: <https://www.youtube.com/watch?v=GXWtCXHeGOE>

Directions:

Seller Name: Lillian Borowitz	Appointment: Call Lister, Ksafe-Call Before Showing, Must Confirm
Appt Name: Team Oosterveld	Appt Phone: 587-269-3333
List Agent: Ben Oosterveld - Ph: 587-269-3333	Listing Date: 10/7/2015
Agent Email: ben@teamoosterveld.com	Agent URL: http://www.teamoosterveld.com
List Firm: Re/Max Elite - Off#: 780-464-4100	Occupancy: Seller
List Agent 2:	Possession: Possession Days: 15
List Firm 2:	Commission: 3.5/100 1.5B
	DOM: 62
	Possession Notes: Negotiable

Pending Date: **Sold Date:** **Input Date:** 10/7/2015 5:48 PM
Sold Price: **Expiry Date:** 2/26/2016

Seller Agent: **Seller Agent 2:**
Seller Firm: **Seller Firm 2:**

12/08/2015

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0